



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
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Notice of Hearings

PROJECT NAME: Kelkari – Phase 2 and 3

LOCATION: Sunrise PI SW and Cabin Creek Lane SW

FILE NO: MSPA16-00001

BSP16-00001

SEP16-00004

Times: Wednesday, September 6, 2017, 7:00 pm
Wednesday, September 20, 2017, 7:00 pm

Place: City Council Chambers, City Hall South
135 E. Sunset Way, Issaquah, WA 98027

By: Development Commission (DC)

PROJECT INFORMATION

Project Description: Proposal for Phase 2 & 3 of the approved Kelkari residential development. The current proposal consists of 75 new townhouse units.

The proposal is consistent with the previously-approved development; the site access and building areas are located in the same areas as previously planned for development. The project has been modified to include townhouse-style buildings where under the previous approval dwelling units were combined and stacked in larger buildings. The original permit approval allows for 126 additional units in Phases 2 & 3, the current proposal is for 72 new dwelling units.

(See attached Site Plan)

A Master Site Plan Amendment and Binding Site Plan Amendment are required to address the proposed changes for Phase 2 & 3 development. An Administrative Site Development Permit is also required to review Phase 2 & 3 development.

Background: A Master Site Plan, Site Development Permit, and Binding Site Plan for Kelkari were first approved in 1998 and comprised 189 dwelling units in 9 buildings. An Environmental Impact Statement (EIS) was prepared for the development. Phase 1 with 63 units and a clubhouse was completed in 1999. A portion of the development area for Phase 2 was cleared, graded and site improvements constructed. A Binding Site Plan, including all phases of the development lots and critical area parcels was recorded in 1999.

Project Location: Sunrise PI SW and Cabin Creek Lane SW
The Phase 2 project area is located on the north side of Sunrise PI SE and Phase 3 project area is on the south side of Sunrise PI SW.
(See attached Vicinity Map)

Applicant: David MacDuff, IS Property Investments LLC, 419 Occidental Ave S, #300, Seattle, WA. 98104

Required Permits: Master Site Plan Amendment, Binding Site Plan Amendment, Administrative Site Development Permit, SEPA Addendum, Site Works Permit and Building Permits.

PUBLIC COMMENT

Public Comment will be taking into consideration before and up to the Public Hearings.

Written comments should be sent to:
Development Services Department
P.O. Box 1307
Issaquah, WA. 98027

Comments may also be e-mailed to the
Project Planner: Keith Niven at
keithn@issaquahwa.gov

DEVELOPMENT COMMISSION MEETING

The Decision Maker for this permit is the City's Development Commission. Up to a week prior to the Public Hearings you can access the Development Commission's Agenda and Packet for that night from:

<http://issaquahwa.gov/index.aspx?NID=500>

REGULATORY INFORMATION

Zoning: Multifamily Medium (MF-M)

Comprehensive Plan Designation: Multifamily Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Issaquah Municipal Code (IMC), Comprehensive Plan
(Online at: [issaquahwa.gov/codes and plans](https://issaquahwa.gov/codes-and-plans))

CITY CONTACT INFORMATION

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